

flooding), sand replacement would become a capital expense item and not a Direct Cost (as defined below).

F. Should OPERATOR fail, after thirty (30) days' notice from CITY of the need therefor, to perform its obligations under this section, CITY may enter upon the Premises and perform OPERATOR's obligations. Notwithstanding the preceding sentence, in the event of an emergency CITY may immediately enter upon the Premises without notice to OPERATOR to perform emergency maintenance, repairs and restoration. The cost of such maintenance, repairs and restoration constitute a Direct Cost as defined in Section 7.1A, and therefore will be included in that year's Direct Cost Budget.

5.5 Parking Lot Maintenance Services. OPERATOR shall provide regular (i.e., non-capital) parking lot maintenance services to Paradise Valley, including, but not limited to two sweepings per month, curb painting as required, replacing light bulbs, and irrigation and landscaping. As of the date of this Agreement, the CITY is negotiating to obtain certain rights in the Rancho Solano parking lot, and therefore in the future OPERATOR may be required to perform such services to the Rancho Solano parking lot as well. All costs of such parking lot maintenance will be included in the Direct Cost Budget.

5.6 Restroom Maintenance Services. OPERATOR shall maintain the restrooms on the Golf Courses in accordance with the Restroom Maintenance Standards attached hereto as Exhibit G. All costs of such restroom maintenance will be included in the Direct Cost Budget.

5.7 Purchase of Capital Equipment. The OPERATOR is authorized to secure capital equipment and replacements for the Golf Courses, and accordingly the CITY has determined that it is in the best interests of the CITY to suspend competitive bidding for the purchase of such capital equipment, provided that such purchases are approved by the Director. All costs of such capital equipment procurement or replacement will be Capital Expenditures subject to the budget process in Section 7.1E.

6.0 OPERATOR'S OPERATING RESPONSIBILITIES

6.1 Direct Cost Budget Submittal. The OPERATOR shall submit and obtain approval of the Direct Cost Budget for each Fiscal Year in accordance with Section 7.2.

6.2 Compliance with Laws. OPERATOR shall comply with all municipal ordinances and all state and federal laws and regulations applicable to the operation of the Premises. OPERATOR shall not knowingly permit any illegal activities to be conducted on or about the Premises. If any permits or licenses are required for an activity of OPERATOR under this Agreement, OPERATOR shall, with the assistance of the City, obtain all such required permits or licenses from the appropriate agency before undertaking the activity.

OPERATOR shall not assign all or any part of its rights or obligations under this Agreement without the prior written consent of Director, which consent may be withheld or conditioned in the reasonable discretion of the Director. Any change in the ownership or control of OPERATOR, including a transfer to an Affiliate, shall constitute an assignment for purposes of this Agreement.

7.0 COMPENSATION

Certain costs of operating and maintaining the Golf Courses shall be paid by OPERATOR from the Gross Revenues received and deposited in the Bank Accounts as described in Section 8.1 of this Agreement. The Gross Revenues deposited into the Bank Accounts are the property of the CITY and are not part of the consideration paid to the OPERATOR for the performance of OPERATOR's obligations under this Agreement.

7.1 Definitions.

A. Direct Costs. "Direct Costs" (each individually, a "Direct Cost") shall be those costs which are directly related to the resident staff, operation and maintenance of the Premises and which are established by the Direct Cost Budget, including the following:

1. Employee salaries and payroll expenses.
2. Employee benefits including vacation, sick leave, health insurance, disability insurance, worker's compensation insurance and incentive payments.
3. Lease and/or rental of equipment necessary for the operation of the Premises, excluding the golf carts and other equipment owned by the CITY.²
4. Repair and maintenance of golf carts, irrigation systems and maintenance equipment.
5. Motor fuel, oil and lubricants.
6. Fertilizers, pesticides, chemicals and grounds maintenance supplies as described in Section 5.4 E. of this Agreement.
7. Uniforms, laundry and linens.
8. Operating supplies, office supplies cleaning supplies and other miscellaneous supplies.
9. Accounting and Audit services.
10. Advertising and marketing expenses.



Quotation for Paradise Valley GC

Date: December 7, 2017

Quote No: 607348-00

Prepared For: Ruperto Avalos

Quote No: 607348-00

Paradise Valley GC

iQuote No: 2261051

4333 Paradise Valley Drive

Sales Person: Mitch Frasier

Fairfield, CA 94533

mitch.frasier@turfstar.com

(510) 266-4846

Summary

Configuration Name	Qty	Unit Price	Sub Total	Sales Tax	Total
010-Toro Groundsmaster 4000-D T4F Diesel 54HP Yanmar	1	\$62,506.19	\$62,506.19	\$5,154.48	\$67,660.67
Totals:			\$62,506.19	\$5,154.48	\$67,660.67



Date: December 7, 2017

Quotation for Paradise Valley GC

Quote No:607348-00

Detailed Configuration Information

010-Toro Groundsmaster 4000-D T4F Diesel 54HP Yanmar

Model	Product Description	Qty	Unit Price	Extended	Sales Tax	Total
30609	Groundsmaster 4000-D T4 Compliant Diesel 54HP	1	\$59,208.28	\$59,208.28	\$4,958.69	\$64,166.97
30422	Leaf Mulching Kit	1	\$1,120.35	\$1,120.35	\$93.83	\$1,214.18
131-6691	SEAT COVER, LARGE	1	\$39.45	\$39.45	\$3.30	\$42.75
31522	4WD Man. Override Kit GM4000 F17 and Up	1	\$343.06	\$343.06	\$28.73	\$371.79
C362	+1YR/2700HR CompCoverage TPP	1	\$960.05	\$960.05	\$0.00	\$960.05
CTFC	Cool Top Fan & Canopy	1	\$835.00	\$835.00	\$69.93	\$904.93
Totals:						\$67,660.67

Ride in Comfort

Cool Tops "The Down Draft System", the only canopy with a cool breeze!

Work in comfort with a fan that provides you with clean, cool air. The canopy gives you shade on hot, sunny days. Increase productivity by keeping the dust, sun, and insects off of equipment operators.

The ROPS Mounted Electric Fan can be mounted to many tractors, mowers, lawnmowers with rollbars. Leading manufacturers include Toro, John Deere, Kubota, Ford New Holland, Ventrac, Jacobsen and more...



US and International Patents Issued and Pending see www.cooltops.com

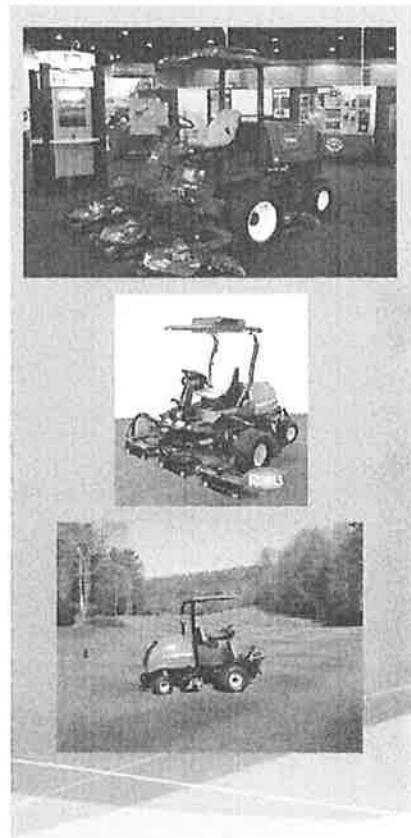
US 6,202,394 B1
US 8,262,149 B1
US D662,870 S

CONTACT US TODAY!
(252) 935-5427
info@cooltops.com

Cool Tops, Inc.

1622 Beech Ridge Road
Belhaven, NC 27820

www.cooltops.com



Cool Tops®

The Down Draft System will keep operators cool, and blow insects and dust away.

Fan Specifications

- Steel Frame
- Waterproof Switch
- S blade Trimline Fan
- 16" Diameter
- 12 Volt
- 11 Amp
- Fan motor and switch have a one year limited warranty.
- Fan frame has a lifetime limited warranty.



Canopy Specifications

- Hand Laid Fiberglass
- Gel-Coat Color
- Installs Easily

When working in wooded areas you can take canopy off by removing four bolts.

White
Gray
Black
Red
Blue
Green
Orange

Custom Color's - Please call to discuss. We mix our colors to match the leading manufacturers colors. Your equipment has a polished look when your Cool Top is installed.



Transporting equipment is not a problem. Our canopy is designed to withstand interstate speeds.

TORO

Groundsmaster® 4000-D/4010-D

WIDE AREA ROTARY MOWERS

FEATURES

Operator-friendly and smart by design.

With Smart Power™ technology, high engine torque and patented, HybridDrive™ cutting deck system, the Groundsmaster 4000-D and 4010-D deliver power where you need it most – to cut grass, no matter how tough the conditions. With their excellent trimming capability, you'll maneuver around obstacles with ease. Both mowers can mow a 0° uncut circle, allowing you to mow back and forth patterns without leaving any uncut grass. The patented, parallel hydraulic traction system maintains consistent hydraulic flow between the front and rear wheels to assure full time 4-wheel drive. This allows you to mow with confidence, even on hills and wet grass.

toro.com/4000

4
TIER

SMART POWER

Call your Toro distributor at 800-803-8676



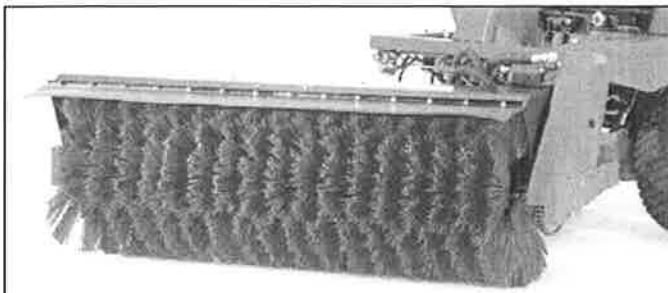
		GROUNDSMASTER 4000-D, TIER 4 DIESEL, MODEL 30609 GROUNDSMASTER 4010-D, TIER 4 DIESEL, MODEL 30636				
ENGINE	Yanmar® 4-cylinder, liquid-cooled, turbocharged diesel, 127 cu. in. (2.1 liter) displacement, Engine rated at 55 hp (41 kW) net and 125 ft.-lbs. (169 Nm) torque at 2,000 rpm. 8 quart (7.6 liter) oil capacity. EPA Tier IV Final Compliant					
AIR CLEANER	Dry, replaceable primary and safety elements.					
RADIATOR	Rear-mount, cross-flow, 7-row, 6.3 fins per inch, 9 quart (8.5 liter) capacity.					
FUEL CAPACITY	21 gallons (79.5 liters) diesel fuel, Biodiesel-Ready for use up to B-20(20% biodiesel and 80% petroleum blend)					
TRACTION DRIVE	Parallel hydrostatic, closed loop system with full-time 4WD. Forward/reverse in low (mow) and high (transport) range with full-time, automatic traction assist (forward only) standard on Groundsmaster 4000-D models. Variable displacement piston pump with electronic servo control powers dual speed displacement piston motor drive into double reduction planetary in front, and mechanical axle in rear. SmartPower™ feature controls traction speed to maintain optimal cutting blade speed.					
HYDRAULICS/COOLING	8.75 gallon (33.1 liter) capacity with 10 micron remote spin-on filter. 9 row, single pass cooler, 6.3 fins per inch, that tilts out for cleaning. Variable speed radiator cooling fan with automatic (based on coolant and oil temps) and manual reversing capabilities.					
DIAGNOSTICS	Diagnostic pressure test ports: forward and reverse traction, left, center and right decks, reverse 4WD, lift, steering, charge and deck counterbalance circuits.					
GROUND SPEED	Transport: 0-16.2 mph (0-26.1 km/h) forward, 0-8.1 mph (0-13 km/h) reverse. Mow: 0-8.3 mph (0-13.4 km/h) forward, 0-4 mph (0-6.4 km/h) reverse.					
TIRES	Front: 26 x 12-12, 6-ply tubeless Multi-Trac. Rear: 20 x 10-10, 6-ply tubeless Multi-Trac.					
MAIN FRAME	All welded formed-steel frame with integral tie-down anchors.					
BRAKES	Mechanically actuated, internal wet disc brakes on input to each planetary drive. Individual foot-operated steering brake control of left and right wheel. Lock pedals together and latch to engage parking brake.					
SEAT	4-way adjustable, right armrest travels with seat and suspension.					
STEERING	Power steering with dedicated power source. Steering wheel tilts to desired operator position. Uncut circle: 0" diameter.					
INSTRUMENTATION	InfoCenter™: Onboard LCD display shows gauges, alerts/faults, service reminders, electrical system diagnostics. Indicates fuel level, coolant temp, intake temperature, low oil pressure, alternator, engine hours, engine rpm, hydraulic oil temperature, voltage.					
CONTROLS	Tilt steering, ignition switch, throttle switch, foot-operated traction pedal, lockable individual brake pedals, parking brake lock, mow/transport speed selector switch, 3-two position switches for individual deck lift/lower, counterbalance adjustment, tow valves, cup holder, toolbox, radio holder, fan switch and 12-volt power outlet.					
CRUISE CONTROL	Standard					
ELECTRICAL	12-volt, 690 cold cranking amps battery, 80 amp alternator (4010-D). Overload protection with automotive type fuses.					
INTERLOCKS	Prevents engine from starting unless traction pedal is in neutral and deck is disengaged. If operator leaves seat while moving or deck is engaged, traction and / or deck stops, info center alarms and gives message. Mowing only permitted in low range. Traction not allowed if parking brake engaged and pedal moved out of neutral, info center alarms and gives message. Deck transport latches.					
GROUND CLEARANCE	6.5" (16.5 cm)					
OVERALL DIMENSIONS	Height 85" (216 cm) w/ROPS up 93.9" (237 cm) w/ cab Length 135" (343 cm) w/decks down Width 13.6" (346 cm) w/decks down	Transport Width 71" (180 cm) @ 2" (5 cm) HOC	Wheelbase 55.5" (140 cm)			
WEIGHT	4205 lbs. (1907 kg) w/ full fluids (GM4000). 4759 lbs. (2159 kg) w/ full fluids (GM4010).					
SAFETY CAB (4010)	MODEL 30636: ROPS certified cab with heat, AC and the following standard features: climate system pressurized cab, heavy-duty pantograph front windshield wiper and washer, front windshield has 38° of visibility, interior mirror, fold away exterior side mirrors, molded front fenders, right and left doors and rear window have tinted (50%) glass, front and rear windows open, quick release window latches act as emergency exit, rubber sound isolator cab mounts and upholstered interior panels and headliner, textured neoprene floor mat, interior dome light.					
SAFETY	Complies with American National Standards Institute (ANSI B71.4-2012) and applicable ISO EN 5395 (CE) (machine directive 99/392, 91/368, 93/44, 84/538, 89/336) requirements; Optional lights. Meets ANSI/SAE 5279.12 (Lighting and Marking of Agricultural Equipment on Highways). Foldable ROPS, ISO 21299 certified.					
SOUND PRESSURE OPERATOR EAR**	<80 dB when GM4010-D models (30636 & 30635) have "Quiet Mode" activated by Toro Distributor.					
WARRANTY	Two-year limited warranty. Refer to operator's manual for further details.					
ACCESSORIES	Work light, Road lights consisting of dual taillights, dual headlights, slow moving vehicle sign, turn signal, flasher and lights; Sunshade Beacon					
CUTTING DECKS						
WIDTH OF CUT	Overall: 132" (335 cm), Front: 62" (157.5 cm), Wings: 42" (106.7 cm), Overlap: 7" (12.8 cm).					
MOWING RATE	Mows up to 11.0 acres/h (4.5 hectares/h) at 8.5 mph (13.4 km/h) (assumes no overlap or stops).					
CONSTRUCTION	Welded .100" (25 mm) steel with 7 and 10-gauge steel channel and plate reinforcements, bullnose bumpers.					
DECK DRIVE	Direct mounted hydraulic motor into spindle. Remaining spindle(s) driven by individual B section Kevlar belt. Quick release belt covers.					
HEIGHT-OF-CUT	1"-5" (25-127 mm) in .5" (13 mm) increments.					
SPINDLES	1.25" (3.17 cm) diameter spindle shafts, 9" (22.9 cm) diameter conical ductile iron housing, and 2 greaseable tapered roller bearings.					
BLADES	21.75" (55.2 cm) long, 2.5" (6.4 cm) wide, .25" (.64 cm) thick.					
CASTER WHEELS	8 x 3.50-4, 4-ply, smooth, pneumatic, sealed precision ball bearings.					
GROUND FOLLOWING	6" anti-scalp cups on each blade, adjustable skids on each deck, 4 anti-scalp rollers on front deck and 1 on each wing.					
WING PROTECTION	Bi-directional, impact absorption device on each wing deck.					
RECycler® KIT	Model 30420 will convert decks into Guardian® Recycler® decks.					
MULCHING KIT	Model 30422.					
SKIDS	Reversible polymetric.					

*Specifications and design subject to change without notice. Products depicted in this literature are for demonstration purposes only. Actual products offered for sale may vary in use, design, required attachments and safety features. See distributor for details on all warranties. **Per EN ISO 5395: 2013



TORO

Groundsmaster® 4000-D Attachment Specifications



TYPE	ROTARY BROOM, MB MODEL HCT**
BROOM SIZE	Windrow type, front mounted hydraulic broom with dual motors. Electric/hydraulic angling, 30° left and right.
BRUSH	32" (81 cm) diameter x 60" (153 cm) wide.
WEIGHT	Sectional brush with combination polypropylene/wire radial segments.
OPTIONS	460 lbs. (209 kg)
	Dirt Deflector, Storage Stands.



UNIVERSAL MOUNT SUNSHADE	SUNSHADE
	White, Model 30349
UNIVERSAL MOUNT SUNSHADE	Red, Model 30552



	SNOWBLOWER ERSKINE MODEL 2000***
STAGE	2
WIDTH OF CUT	61" (155 cm)
CUTTING HEIGHT	29" (74 cm)
CUTTING EDGE	3/8" x 3" (9.5 mm x 7.6 cm) bolt-on
SKID SHOES	Adjustable
AUGER DIAMETER	16" (41 cm) open flight
FAN DIAMETER	20" (51 cm) 4-blade
CHUTE ROTATION	Hydraulic 270°
SHEAR PROTECTION	Pressure relief
CASTING DISTANCE	Up to 30' (9.14 m)
APPROXIMATE SHIPPING WT.	850 lbs. (386 kg)
HOSES	Included



GM4000 MODELS	TWO-POST ROPS EXTENSION SYSTEM
	Fits Models 30605 or 30609
TWO-POST ROPS EXTENSION KIT	Base steel frame attached to existing ROPS and includes a white sunshade. Model 31352
EXTERIOR MIRROR	Quantity (1) Part Number 130-5448
INTERIOR MIRROR	Quantity (1) Part Number 130-5449
ABRASION-RESISTANT POLYCARBONATE WIND SCREEN	Improved resistance to golf ball impacts or vandalism. Model 31324
TEMPERED GLASS WINDSHIELD	Similar safety glass used in Toro all-season safety cabs. Model 31325
WINDSHIELD WIPER KIT FOR TEMPERED GLASS WINDSHIELD	For use with the tempered glass windshield only. Not for use with the polycarbonate wind screen. Model 31311
OPERATOR FAN & INTERIOR HEADLINER KIT	Overhead fan with adjustable speeds – mounts directly over operator. Part Number 132-3435
WIRE HARNESS KIT	Required for all electrical accessories such as wipers, lights and fan. Part Number 122-0729

*Specifications and design subject to change without notice.

** Manufactured by M-B Companies Inc.

*** Manufactured by Erskine Attachments.

Note: The Toro Company does not manufacture or sell the snowblower or rotary broom, nor does Toro guarantee these accessories in any manner whatsoever.



Quote Summary

Prepared For:

Paradise Valley Golf Course
4333 Paradise Valley Rd
Fairfield, CA 94533
Business: 707-426-1600

Prepared By:

Craig Watters
Belkorp Ag, LLC
1120 W Charter Way
Stockton, CA 95206
Phone: 209-944-5714
cwatters@belkorpag.com

**With package purchase as quoted BKGT will apply a \$4,250 credit on your account. This may be used for anything billed from BKGT.
Example: parts, service or whole goods.**

Quote Id: 16500485
Created On: 08 December 2017
Last Modified On: 24 January 2018
Expiration Date: 25 January 2018

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 1600 Turbo Series III Commercial Wide Area Mower with 4-Post ROPS Canopy	\$ 71,170.30	\$ 57,166.90 X	1 =	\$ 57,166.90
Equipment Total				\$ 57,166.90

Quote Summary	
Equipment Total	\$ 57,166.90
CA Tire Fee	\$ 21.00
Convenience CC Fee two and half percent	\$ 0.00
SubTotal	\$ 57,187.90
Sales Tax - (8.375%)	\$ 4,787.73
Est. Service Agreement Tax	\$ 0.00
Total	\$ 61,975.63
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 61,975.63



Selling Equipment



Quote Id: 16500485

Customer: PARADISE VALLEY GOLF COURSE

JOHN DEERE 1600 Turbo Series III Commercial Wide Area Mower with 4-Post ROPS Canopy

Hours:				Suggested List
Stock Number:				\$ 71,170.30
				Selling Price
				\$ 57,166.90
Code	Description	Qty	Unit	Extended
0730TC	1600 Turbo Series III Commercial Wide Area Mower with 4-Post ROPS Canopy	1	\$ 69,577.00	\$ 69,577.00
Standard Options - Per Unit				
001A	United States and Canada	1	\$ 0.00	\$ 0.00
0443	US English w/ Spanish (Bi-Lingual) Operator's Manual	1	\$ 0.00	\$ 0.00
Standard Options Total				
Dealer Attachments				
BUC10064	Work Light Kit	1	\$ 365.94	\$ 365.94
BTC10335	Tricycler Mulching Kit	1	\$ 532.86	\$ 532.86
TM1682	TECH MANUAL	1	\$ 205.00	\$ 205.00
PC13373	PARTS MANUAL	1	\$ 49.50	\$ 49.50
Dealer Attachments Total				
Other Charges				
	Setup	1	\$ 440.00	\$ 440.00
Other Charges Total				
Suggested Price				
Customer Discounts				
	Customer Discounts Total		\$ -14,003.40	\$ -14,003.40
	Total Selling Price			\$ 57,166.90